

# BRIDLE PATH HOMEOWNERS ASSOCIATION Newsletter



June, 2010

[www.bp-hoa.org](http://www.bp-hoa.org)

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### PRESIDENT'S MESSAGE:

Summer weather is now here, and with it comes fire season. Stay Green received the fire clearance contract, and is on schedule to have all required work completed before the June 1 deadline. Also, Frank Colwell, our very knowledgeable and experienced tractor operator, has been busy in the mountain park clearing, grooming, and repairing the trails. Many thanks to Frank for all his dedication and hard work to our community! I want to remind all homeowners that the deadline for all fire clearance is June 1; so please remove all flammable and dead vegetation from your property as required by the Fire Department. Let's continue to keep our community fire safe.

**Legal report: Licensing Agreement:** At the May 17, 2010 Board Meeting, the Board read excerpts from two letters from the law firm of Wolf, Shapiro, Schulman, & Rabkin. Both of these letters gave an in-depth legal analysis of the Licensing Agreement. In one letter, Steven Levine states, "In short, we opined that is likely to be costly to challenge the License, attempt to terminate it and/or seek collection of dues, and there is no guarantee of success." A second letter from the above law firm also states, "... we believe it will be difficult for the Board to extricate itself from the License Agreement." Also stated in this letter, "We believe a court is likely to be persuaded by the fact that the Association is dedicated to an equestrian lifestyle, and the then-Board entered into the license agreement to enhance its members' equestrian experience by completing a trail in the mountain park." "Absent mutual consent, the only way to terminate the license agreement is to obtain a court order terminating the agreement. It may be difficult to convince a court to do so." Following a reading of excerpts from these two letters to the membership, it was disclosed that the 2009 Board had spent over \$13,000.00 to date in pursuit of this issue. Based on all of this information, the 2010 Board voted unanimously to follow the advice of legal counsel and not pursue this issue. **ABM vs. BPHOA:** Depositions and mediation sessions are scheduled, followed by a trial in July. **Recall Legal Action:** In process of finalizing language for settlement.

**Landscape Report:** All sandbags were removed, and low areas have been filled in. If there is an area that was overlooked, please e-mail the Board so we can repair it. We are asking all homeowners to please take a look at the parkway grass in front of your home; and check for adequate watering. There are areas where the parkway grass is dying; please run, and observe your sprinklers through a test cycle to assure for proper watering. We have received input from residents on Sunnydale for alternate trees when we initiate a program for replacing the trees that are damaging the parkways and curbs. Stay Green has submitted a list of colorful drought tolerant plants for the medians at Mellow Lane & Nonchalant.

*Bill Apodaca, President*

**A FEW WORDS FROM YOUR VICE PRESIDENT:**

With summer fast approaching and the days getting longer, everyone will be out riding and hiking. Please keep this in mind when driving our streets. A woman on horseback was almost hit on Nonchalant as speeds sometimes become excessive. Speed bumps and stop signs are being discussed, but we don't want to go there unless we have to. By the time you hit Nonchalant, you are almost home, so please slow down.

Also, on a more serious note, BP has been targeted by car burglars numerous times and these burglars have gained access to garages using the garage door openers found on the car visors. So please remember to lock your cars and keep valuables out of sight.

**EVENTS:** Fun events are being planned and our first event (K9 Snake Aversion Training) was a great success. Thanks go out to Susan Tuttle, Mary Gabel, Julie Weinstock and Richard Schwartz for all their help. The next event is the Poker Ride on Saturday, June 19<sup>th</sup> and Penny Wilson always plans a great day for all with prizes (big \$\$) and pizza. Come and have fun, ride or walk and win big!! Other upcoming events include Fire Dept. Disaster Preparedness Clinic, Horse Barefoot Trim Clinic, Medieval Games Fun Day, Halloween Pet & Children Costume Contest, and Christmas Lights Contest. We still could use volunteers to put on some of the bigger events like the tract-wide Garage/Tack Sale and the annual Barbecue. It won't take much time if we have the manpower. So please volunteer.

**CONSTANT CONTACTS:** We have a great source for NEWS and BULLETINS called Constant Contacts. You may sign up for this email alert service to stay abreast of the latest happenings. To sign up, either go to the website OR email me and I will see that you get all the instructions.

If you go to the website, on the right side you will see a box that says "Join our mailing list", enter your email address and click on "Join our mailing list". This will take you to the Registration screen. Once you fill out all the registration info click on "Save profile changes". Constant Contact will immediately send a verification email to you. Click on the link provided in the verification email. This is required to be added to the email list. If you do not verify your email you will not be added to the Bridle Path email list and you will not receive the announcements. If you do not see the verification email in your email inbox, check your spam or junk mail folder. Once you verify your email address by clicking on the link in the verification email you will be on the Constant Contact email list and you will receive only the announcements you signed up for. Don't be left uninformed!

**ARENAS:** Ronda Apodaca has been hard at work making sure the arenas are worked regularly. Her latest project is to correct the footing in the Dressage Arena and to level and re-balance it. By this printing, sand should have been removed and we would invite you to ride in it and share your thoughts with us. We work for you. So please let us know your thoughts.

Sprinklers were purchased for the big Meander arena. So now it can we worked and sprinklered regularly.

Some BIG "thank you's" go to the following people:

1. Ronda Apodaca for the work and personal feminine touches she added to the First Street bathrooms.
2. Mark Hazelwood for the dirt and tractor work at the Gate #3 area. It is now much safer and looks great!
3. Tonie Ross for her help with the HOA management company contacts. This was a big help to us in the bid process.

*Linda Pierce, Vice President/Secretary*

**TREASURERS' REPORT:**

The C.P.A. firm of Allyn Moskowitz has been selected to do the year-end audit for last year. This is the same C.P.A. firm the association has used for the past several years and is familiar with our H.O.A. and therefore able to give us the best bid. The audit should be completed within the next week or two. At the completion of the audit, a copy will be sent to every homeowner.

GM Management's contract expires at the end of June. BPHOA has decided not to renew the contract. We have been soliciting bids for a bookkeeping company. So far six bids have been returned.

The Board is contemplating returning to sending out monthly billing statements; replacing the current coupon books. Your comments or thoughts on this issue would be appreciated.

The C.C.R committee under Mary Gabel is out making their rounds. Please get your fences fixed and R.V. vehicles behind your gates.

*Dave Miller Treasurer.*



Schools will be out for summer vacation soon. Watch out for children playing as you drive through the neighborhood!

**ARENAS UPDATE:**

We had an unusual amount of brush to clean up around the arenas this year due to the rain. We are happy to report that everything has been completed. I want to thank all the homeowners for their patience and understanding as we worked towards accomplishing this task.

I have been working on the large Meander Arena sprinkler system. At the May 17<sup>th</sup> meeting, I was given approval from our board to purchase two high impact sprinkler heads. The arena will be manually operated, watering half of the arena at a time. This should help improve the footing when the arena is dragged or balanced.

Rick Heiller has been working with us to maintain the footing in the arenas by having them dragged on a regular base.

The Dressage arena had several tons of sand removed and then was balanced. The telephone poles that retain the sand were cleaned up from built up sand and weeds. The white plastic fencing was adjusted so that it would be more practical for maintaining the arena.

The weeds were cleared around the whole area and a large tree stump was removed between the homes and the Dressage arena. The extra sand that was removed from the Dressage arena was placed in the 50' round pen and then dragged. It was a long day of work, but it was well worth it. We hope you like it also.

\* Act of kindness: I want to thank Jackie Morley for her thoughtfulness. She saw Frank & me working, so she surprised us by bringing us lunch and a drink. Thank you Jackie!

**Please Note:** The only time the jumps should be removed from the arena is Thursday night. This task is done by my family. The tractor operator drags the whole arena early Friday morning. I will always do my best to reset the jumps afterwards.

I'm asking everyone to please leave the jumps & poles in the arena so the next homeowner can enjoy them also.

**Please read the signs and rules for our arenas.**  
We have riders and horses of different disciplines and experience. **It is very important to keep some kind of continuity in a horse community this big.**  
**Please be respectful to others and the rules we ask you to keep.**

Thank You!

*Ronda Apodaca, Arena Chairperson*

**ARCHITECTURAL:**

The Architectural Committee asks homeowner to please submit any new exterior construction or changes in paint, landscaping, barns and fencing, just to name a few, to the committee for approval/disapproval prior to beginning the project. If in doubt whether you need approval, it is always best to call or e-mail the committee and confirm that your project does, indeed, warrant approval by the Architectural Committee. In most cases plans are readily approved.

To obtain an architectural request form, simply visit the BPHOA web site and click on the documents and forms tab. You may the print out a request form and instructions for submission. You may also contact Penny Wilson, 2010 Committee Chairman directly at [penny@bp-hoa.org](mailto:penny@bp-hoa.org) or 805-584-1599 for further assistance.

Thank you to all who have taken the time go through the approval process. Remember it is the Architectural Committee who keeps florescent pink houses with red polka-dots from being your next door neighbor!

**CC&R COMMITTEE NOTES:**

I just want to say thank you to all who are working so hard to keep our community beautiful! Many of our CCR problems have been easily resolved. There are still a few issues; the most common is our split rail fences. These are part of our CCR's and need to be kept in good condition. Replacement posts and rails are available in various home and building supply stores around town and are reasonably priced. The price of course that does not include digging the hole for the post! Also, don't forget to water your parkway. Each homeowner is responsible to maintain the sprinklers on the parkway in front of your property. I want to thank all who have emailed me when you need to have trailers, dumpsters, pods etc. temporarily in your front yard for weed abatement or remodeling. Happy June!

*Mary Gabel and your CCR committee*

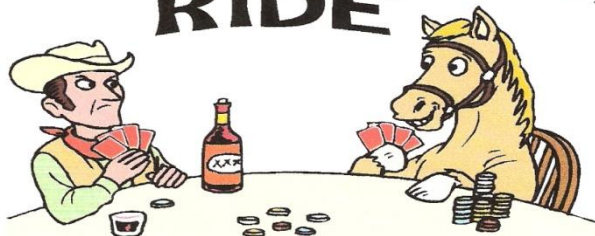
**Adjust Your Sprinkler Timers!**

*Lawns and landscaping need more water in the hot and dry summer months*

We're all trying to conserve our water usage, but please adjust your sprinkler timers so that your trees, shrubs and lawns have enough water in the hot months ahead.

BRIDLE PATH EVENTS COMMITTEE PRESENTS

# POKER & PIZZA RIDE



HIKERS & GUESTS WELCOME

SATURDAY JUNE 19TH FIRST STREET ARENAS



RIDERS OUT BETWEEN

10:00 AM AND 11:30 AM

LAST HAND IN BY 1:00 PM



\$5.00 PER HAND-\$1.00 FOR EXTRA "WILD" CARD

PIZZA & DRINK \$5.00

PIZZA AND DRINKS STARTING AT 12:30 PM

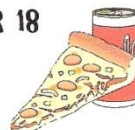
PRIZES AWARDED AFTER 1:00 PM

PLEASE BRING A HALTER AND LEAD ROPE TO TIE YOUR HORSE

PARENTS MUST SIGN WAIVER FOR CHILDREN UNDER 18

EASY RIDE THROUGH BRIDLE PATH

COLLECTING CARDS ALONG THE WAY



NUMBER OF HANDS AND POT PAID OUT DEPENDS ON NUMBER OF ENTRIES

FOR INFORMATION AND PRE-SIGN-UPS CALL PENNY AT 584-1599

**FUN FOR ALL!**

## NEXT BOARD MEETING

MONDAY, JUNE 21, 2010

SIMI TOWN CENTER

7:00 P.M.

## AGENDA

- 1) Call meeting to order
- 2) Rules of conduct
- 3) President report:  
HOA meetings at  
Town hall  
Legal update: Recall,  
ABM  
Legal Committee
- 4) Landscape report
- 5) Vice President report:  
Card keys, HOA keys  
Events  
Arena update
- 6) Secretary report:  
Approval of minutes
- 7) Treasurer report:  
Financial/Audit  
CC&R's update  
Architectural update
- 8) Director Stephanie  
Bennett report:  
Drain repair  
Entrance signs
- 9) Director Digby  
Sharpe report:  
Weed abatement/Fire  
clearance  
Mountain Park
- 10) Open floor
- 11) Adjourn meeting
- 12) Executive Session

Stephanie Bennett, Director: No article submitted  
Digby Sharpe, Director, Mountain Park: No article submitted

Please contact these board members with concerns relating to their areas of responsibility.